

19.60.150 Canyon areas--Building height.

A. In the C-V zone, the unique nature of the topography, vegetation, soils, climatic and aesthetic characteristics of the canyons defy uniform regulations, and require that the heights of structures be determined on an individual basis. Maximum and minimum heights of all conditional uses shall be determined by the planning commission based on a careful analysis of the following:

1. Natural setting;
2. Relationship to other structures and open spaces;
3. Contour intervals and topographic features;
4. Height, density and type of vegetation;
5. Scenic vistas;
6. Other elements deemed appropriate to ensure that the provisions of Section 19.10.010 are met.

B. Except as otherwise specifically provided in this Title no single family dwelling shall exceed the following height:

1. Thirty feet on property where the slope of the original ground surface exceeds fifteen percent or the property is located in the hillside protection zone. The slope shall be determined using a line drawn from the highest point of elevation to the lowest point of elevation on the perimeter of a box which encircles the foundation line of the single-family dwelling. Said box shall extend for a distance of fifteen feet or to the property line, whichever is less, around the foundation line of the single-family dwelling. The elevation shall be determined using a certified topographic survey with a maximum contour interval of two feet.
2. Thirty-five feet on other properties;
3. No single-family dwelling structure shall contain less than one story. (Ord. 1237 § 4 (part), 1993; Ord. 1102 § 25, 1990; prior code § 22-26A-6 (part))